112.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	925,800	/	925,800
USE VALUE:	925,800	/	925,800
ASSESSED:	925,800	/	925,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY CAROLYN C/ TRUSTEE
Owner 2:	CAROLYN C MURPHY TRUST
Owner 3:	
Street 1:	49 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY JOHN J/CAROLYN -
Owner 2:	-
Street 1:	49 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .359 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1913, having primarily Clapboard Exterior and 2021 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15654.000	365,300		560,500	925,800
Total Card	0.359	365,300		560,500	925,800
Total Parcel	0.359	365,300		560,500	925,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.03 | /Parcel: 458.03

Legal Description

User Acct	71273
GIS Ref	
GIS Ref	
Insp Date	10/03/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0008.0

!8698!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,300	0	15,654.	560,500	925,800		Year end	12/23/2021
2021	101	FV	352,900	0	15,654.	560,500	913,400		Year End Roll	12/10/2020
2020	101	FV	388,200	0	15,654.	622,700	1,010,900	1,010,900	Year End Roll	12/18/2019
2019	101	FV	299,300	0	15,654.	613,800	913,100	913,100	Year End Roll	1/3/2019
2018	101	FV	299,300	0	15,654.	471,500	770,800	770,800	Year End Roll	12/20/2017
2017	101	FV	299,300	0	15,654.	444,800	744,100	744,100	Year End Roll	1/3/2017
2016	101	FV	299,300	0	15,654.	409,200	708,500	708,500	Year End	1/4/2016
2015	101	FV	280,900	0	15,654.	382,500	663,400	663,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:05

LAST REV

Date	Time
04/13/20	14:16:53

mmcmakin

USER DEFINED

Prior Id # 1:	71273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY JOHN J/C	71349-364	1	7/20/2018	Convenience	99	No	No		
MC NAIR DONALD	36262-509		8/29/2002		476,500	No	No		
	14116-515		10/1/1980		40,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2014	1466	Heat App	10,000					Install duct work.
7/7/2014	773	Solar Pa	18,643					
12/8/2009	1232	Redo Kit	38,500					& WINDOWS
9/25/2009	895	Inter-De	2,800					
11/28/1994	653		27,000	C				ADD 2ND FLOOR-ROOM
8/12/1994	413		2,200	C				FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
7/10/2014	External Ins	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
12/11/2002	MLS	MM	Mary M
10/30/2000	Hearing N/C	189	PATRIOT
2/7/2000	Measured	264	PATRIOT
10/11/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15654		Sq. Ft.	Site		0	70.	0.51	6			Easemen	-10					560,459						560,500	

Total AC/HA:	0.35937	Total SF/SM:	15654	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	560,459	Spl Credit		Total:	560,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.16948056
Const Adj.:	0.99890995
Adj $ / SQ:	128.503
Other Features:	103209
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409477
Depreciation:	44224
Depreciated Total:	365254

COMMENTS

owner states new easement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

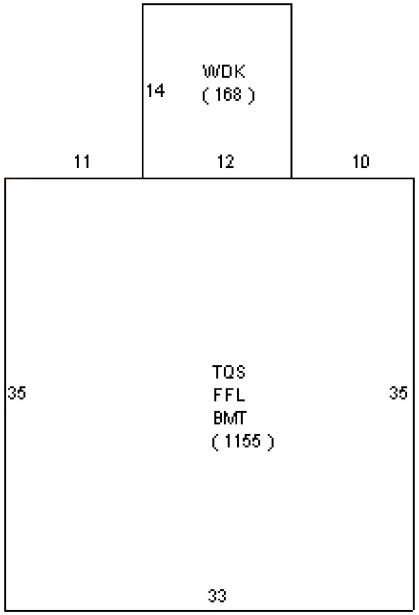
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.50
Special Features:	0	Val/Su Net:	109.24
Final Total:	365300	Val/Su SzAd	180.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,155	38.550	44,526
FFL	First Floor	1,155	128.500	148,421
TQS	3/4 Story	866	128.500	111,315
WDK	Deck	168	11.940	2,006

Net Sketched Area:	3,344			Total:	306,268
Size Ad	2021.25	Gross Area	3633	FinArea	2021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

112.0-0005-0008.0